



DESIGN REVIEW BOARD MEETING AGENDA

Thursday, August 13, 2015

Brian Andersen, Chairman
Ben Palmer, Vice Chairman

Wahid Alam
Bob Deardorff
Brian Johns

Darrell Truitt
Jason Watson
Greg Froehlich, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, AZ 85296

Study Session: 4:00-5:00 p.m.
Regular Hearing: 5:30 p.m.

TIME	AGENDA ITEM	BOARD ACTION
4:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. DR15-35 - Super Star Carwash - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2 acres located at 1730 N. Higley Road, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748	
	2. DR15-40 - San Tan Village Shops B - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.14 acres, generally located at the northeast corner of South Market Street and East Pecos Boulevard and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	
	3. ST15-08 - Warner Groves at Morrison Ranch - Parcel D - New standard plans 3501, 3502, 3503, and 3504 by Maracay Homes on lots 231-335, generally located south of the S. Briarwood Lane and E. Austin Dr. intersection and zoned Single-family-6 (SF-6) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	
	4. ST15-10 - Spectrum Parcel 16 - Four new standard plans (Plans 1A, 1B, 2A, and 2B) by Desert Viking Homes on 14 lots (Lots 1-14), generally located south of the intersection of Sailors Way and Spectrum Way zoned Single Family-7 (SF-7) zoning district. Amy Temes (480) 503-6729	
	5. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.	
	ADJOURN STUDY SESSION	
5:30 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	

	AGENDA ITEM	BOARD ACTION
	6. APPROVAL OF AGENDA	
	7. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	PUBLIC HEARING (CONSENT)	
	Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	8. DR15-15 - Express Carwash - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for an approximate 1 acre site for the Express Carwash facility, located south of the southwest corner of Val Vista Drive and Willis Road, in Regional Commercial (RC) zoning district. Nathan Williams (480) 503-6805	Hearing; possible action by MOTION
	9. DR15-26 - Enterprise Santan Motorplex - Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for an approximately 3 acre site for the Enterprise Santan Motorplex facility, located at the 1312 E. Motorplex Loop, in the General Commercial (GC) PAD zoning district. Nathan Williams (480) 503-6805	Hearing; possible action by MOTION
	10. DR15-27- Deseret Industries Retail Store - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 55,300 square foot retail store, located on approximately 10.4 acres, just east of the southeast corner of Williams Field Road and Val Vista Drive, in the Regional Commercial (RC) zoning district. Nichole McCarty (480) 503-6747	Hearing; possible action by MOTION
	11. DR15-37- AZ 60 Distribution Center - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 16.0 acres, generally located east of the intersection of W. Desert Lane and N. Colorado Street and zoned Light Industrial (LI). Bob Caravona (480) 503-6812	Hearing; possible action by MOTION
	12. DR15-33 - Commons at the Square - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 14.4 acres, generally located at the southwest of the southwest corner of Gilbert and Warner Roads and zoned Multi-Family / Medium (MF/M) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	Hearing; possible action by MOTION
	13. ST15-03 - Fulton Homes At Cooley Station Parcel 10 & 17 Central Vermont - New standard plans 1847, 1965, 2424, 29*57, 3162, 3375 and 3426 by Fulton Homes on 209 Lots [Lots 36-67, 87-110, 124-137, 185-214, 243-263, 283-299, 305-336, 354-391], generally located south of the southeast corner of Recker and Williams Field Roads and zoned Single Family - Detached (SF-D) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	Hearing; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	14. ST15-04 - Fulton Homes At Cooley Station Parcel 10 & 17 Boston and Maine - New standard plans 2203, 2454, 2948, 3360/3726, 3684 and 4355 by Fulton Homes on 121 Lots (Lots 157-184, 215-242, 264-281, 300-304, 337-353, 392-416), generally located south of the southeast corner of Recker and Williams Field Roads and zoned Single Family - Detached (SF-D) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	Hearing; possible action by MOTION
	15. ST15-05 - Fulton Homes At Cooley Station Parcel 10 & 17 Pennsylvania - New standard plans 2936, 3004, 3947, 3954, 4302 and 4764 by Fulton Homes on 86 Lots [Lots 1-35, 68-86, 111-123, 138-156], generally located south of the southeast corner of Recker and Williams Field Roads and zoned Single Family - Detached (SF-D) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	Hearing; possible action by MOTION
	16. ST15-09 - Warner Groves at Morrison Ranch - Parcel B - New standard plans 5001, 5031, 5002, 5003 and 5004 by Maracay Homes on 67-132, generally located south of the E. Austin Drive and S. Constellation intersection and zoned Single-family-6 (SF-6) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812	Hearing; possible action by MOTION
	PUBLIC HEARING	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.	
	17. DR15-23 - Copper Springs Retirement Community - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.6 acres located south of the southeast corner of Higley Road and Baseline Road, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748	Hearing; possible action by MOTION
	18. DR15-30 - Accelerated Gilbert Power - Site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.4 acres located at the northwest corner of Power Road and Nunneley Road, zoned Regional Commercial (RC). Jordan Feld (480) 503-6748	Hearing; possible action by MOTION
	19. DR15-31- Specialty Grocer (Williams Field) - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 15,100 square foot retail grocery store, located on approximately 2.18 acres, on the southeast corner of Williams Field Road and Val Vista Drive, in the Regional Commercial (RC) zoning district. Nichole McCarty (480) 503-6747	Hearing; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	20. DR15-32 - Specialty Grocer (Baseline) - Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for the construction of a 15,100 sq. ft. retail grocery store, with an additional 5,000 sq. ft. of attached retail space, located on approximately 2 acres, on the south side of Baseline Road, just east of Gilbert Road, between Sunview Parkway and Burk Street, in the General Commercial (GC) zoning district. Nichole McCarty (480) 503-6747	Hearing; possible action by MOTION
	ADMINISTRATIVE ITEMS	
	21. Minutes - Consider approval of the minutes; Study Session & Regular Meeting of July 9, 2015	Discussion; possible action by MOTION
	COMMUNICATIONS	
	22. Report from Chairman and members of the Board on current events.	
	23. Report from Council Liaison.	
	24. Report from Planning Manager on current events.	
	25. ADJOURN	Motion to ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Gilbert Design Review Board is a Regular Meeting, Thursday, September 10, 2015, 5:30 p.m. Gilbert Municipal Center, 50 E. Civic Center Drive, Gilbert, AZ